



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 28, 2015

TO: Patricia Hachiya
Hearing Officer

FROM: Jolee Hui
Zoning Permits East Section

SUBJECT: **Project No. RPPL2016000526**
HO Meeting: July 5, 2016
Agenda Item: 7

The above-mentioned item is a request for a Conditional Use Permit to authorize the continued operation and maintenance of a wireless telecommunication facility consisting of an 80-foot high monopole in the C-1 (Restricted Business) Zone pursuant to Los Angeles County Code Section 22.28.110.

Please find enclosed the Burden of Proof Statement for the above referenced item that was not included in the hearing package submittal to the Hearing Officer.

If you need further information, please contact Jolee Hui at (213) 974-6435 or jhui@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:JH

Enclosure(s):
Burden of Proof Statement



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CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing facility is located on existing property fully developed with commercial/retail structures

and located at the rear of the parcel approximately 200' from the street frontage.

the existing installation is not detrimental or visually intrusive to surrounding properties or people

working or living in the area; the facility is not detrimental to the enjoyment of surrounding owners.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The existing antenna facility is located in back portion of a fully improved property.

the facility is not readily noticeable due to the location of the facility away from the street

on a lot that is fully developed with commercial uses and is approximately 26,000 square feet in size.

the subject property is adequate in size and shape to accommodate the existing facility.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the site's location on a fully improved property is sufficiently accessible and does not create

additional traffic nor impact any nearby public or private facilities.